

What are Renton's CORE VALUES AND LONG TERM GOALS?

Citywide core values and long term goals are summarized in the City of Renton Vision and Mission Statement and Business Plan Goals 2006-2010 (see next page).

How would these manifest themselves in the Benson Hill Communities?

The adopted Renton Comprehensive Plan already includes the Benson Hill Communities because the area is in Renton's Potential Annexation Area. In the Comprehensive Plan, the Benson Hill area is treated as a single-family neighborhood with a neighborhood service commercial area at its core. The policies that Renton has in place citywide would support the continuation of the Benson Hill area as it is today. Citywide adopted policies that support this approach to the Benson Hill area include the following:

- Renton has a long-standing policy of concentrating growth and redevelopment in its Urban Center, including historic downtown and the North Renton industrial area where redevelopment of the Boeing properties will result in a significant new commercial and residential center. Office, retail, and industrial development is also anticipated in the Valley.
- Renton's adopted plans call for development of smaller commercial and mixed-use commercial/multi-family areas servicing existing neighborhoods. These areas are, for the most part, already in place in the Benson Hill Communities area. Stand-alone higher density housing is more restricted in outlying areas in the Renton Plan than proposed under the King County Comprehensive Plan policies.
- Renton has sufficient land use capacity within its existing city limits to meet future growth targets. This means that in the outlying annexation areas, Renton can balance growth and consider lower density alternatives.
- The Renton City Council desires high quality single-family residential development.
- Renton would, over time, address park and recreation needs in the area.

Would Renton seek to build more retail stores in the Benson Hill area if we annexed?

The City would have to look at the demographics of the area to decide whether additional retail could be supported. Renton is concentrating major retail expansion in the downtown core and Boeing redevelopment areas. The kind of retail expected in the neighborhoods is the type that already exists at Fairwood and Cascade Shopping Centers, and serves the local area. The City would work with local businesses to improve the value and aesthetic of the retail area over time, but would not anticipate expansion of the commercial area.

If the Benson Hill area were to consider annexation, it is anticipated that a sub-area planning process would occur upon initiation of the annexation process. During this process, residents would be able to participate in revising policies affecting the future of this neighborhood.

In addition, the City has a Neighborhood Program focused on facilitating community identity and involvement. Currently, the City awards grants up to \$50,000 per year to qualifying neighborhoods.

The Comprehensive Plan and information about the Neighborhood Program can be found online at:
Comprehensive Plan: www.ci.renton.wa.us/ednsp/compplan.htm
Neighborhood Program: www.ci.renton.wa.us/ednsp/neigh.htm